nothing

SELECTED HOMES

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Use Care In Selecting Plans for

YOUR NEW HOME

Since building a home involves a major investment, it demands careful planning. You will want a home that keeps your family comfortable in all kinds of weather; a home of beauty, one that utilizes all available space to the best possible advantage.

Homes presented in this book will meet with those requirements, and they are distinctive homes—homes with individuality.

Photographs show how the homes will appear after construction and the miniature floor plans show the size and arrangement of the rooms. But it is impractical to build from a photo and a miniature floor plan alone. You will need complete plans and specifications. To build without definite plans, or with makeshift plans, invites misunderstandings, possibility of costly mistakes and faulty, weak construction.

Architects with many years of experience helping families build homes of maximum quality at minimum expense, have prepared complete, detailed plans on each of the homes described in this book. These tested plans are available to you at the nominal costs shown. All orders are filled promptly.

A set of Garlinghouse plans includes—

PLANS—The complete working plans consist of blue prints of all four elevations, basement and all floor plans and details showing built-in features and intricate parts, all drawn to a scale of not less than one-fourth inch to one foot. Also a plot plan in blank, to be filled in locally.

SPECIFICATIONS—The specifications explain every detail of the construction of the house from the excavation to the interior decorations.

LUMBER AND MILL LISTS—The lumber and mill lists consist of an itemized list of the lumber and mill materials needed to construct the building and stating where each item should be used.

Minor Alterations Can Be Handled by Builder—

It is impractical to change our tracings to show alterations, but minor alterations in design, material substitutions, etc., can be handled by any competent builder without going to the expense of making up special plans, which usually runs several times the cost of our stock plans.

To Obtain Cost Estimates—

An estimate of what it would cost to erect any home described in SELECTED HOMES, in your locality, may be obtained by taking the photo and floor plan of the home from this book, to local builders for estimates.

All Plans Sent on MONEY BACK Guarantee—

All Garlinghouse Plans are sent on a "Money Back if You're Not Entirely Satisfied" Guarantee. You have five full days after receiving the plans to study them over and to decide if they will serve your purpose. Plans which are not entirely satisfactory may be returned for prompt exchange or refund.

Points to Remember When Planning or Building a Home

Be sure the lot you buy is in a neighborhood where you want to live. Check transportation facilities, schools, playgrounds and churches; also possible nuisances such as smoke, noisy traffic.

Find out about the availability of utilities—gas, water, electricity, telephone; mail delivery, rubbish removal, whether or not there are adequate sewers to prevent basement flooding during heavy rains; zoning restrictions which prevent undesirable buildings from being erected on nearby lots.

Make sure the title to the property is clear, have a written contract which gives an accurate description of the property, purchase price, form of deed, time and place of delivery of deed, date you are to obtain possession, clear-cut statement concerning taxes, assessments, etc.

Select a plan of a home that is suited to your family requirements. Be sure the design is in harmony with other homes in the neighborhood, and that it is one which will have resale possibilities, in case you want to sell the property at some future date. It's well to avoid freak designs and too many unusual gadgets that you like personally but which might not appeal to other prospective owners.

Keep in mind the fact that the greatest risk you assume in building a home is poor quality of work and material. If it is your intention to award the building contract on price, invite bids only from contractors who are responsible and have a reputation for doing first-class work. Give the contractor your full co-operation. Pay all bills promptly when due. Don't overlook the importance of a waiver of liens.

Shop for a loan as you would in making any other large purchase. Some agencies lend money at a lower rate and offer more desirable terms than others.

Don't obligate yourself for larger monthly payments than you can conveniently meet. Remember that a financial burden that is too heavy may take the pleasure out of home ownership.

SELECTED HOMES

Third Edition

Price 50c

Published by
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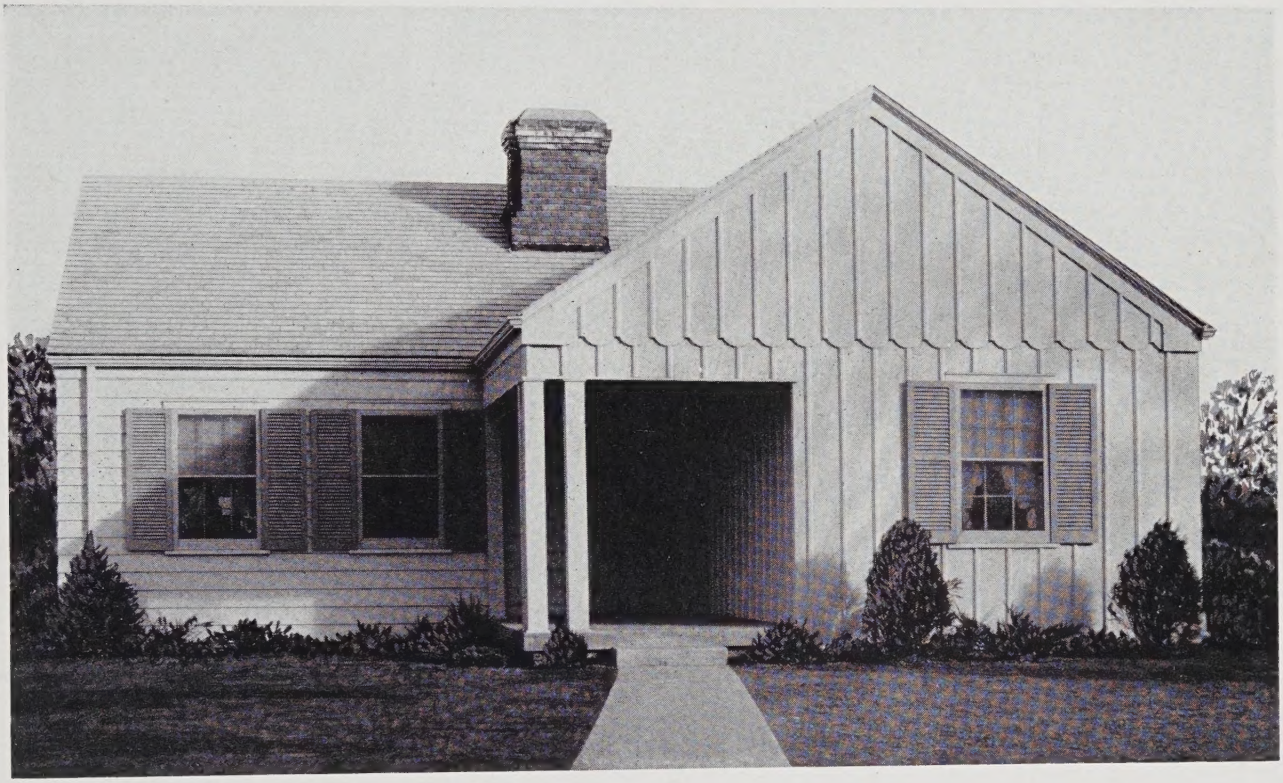
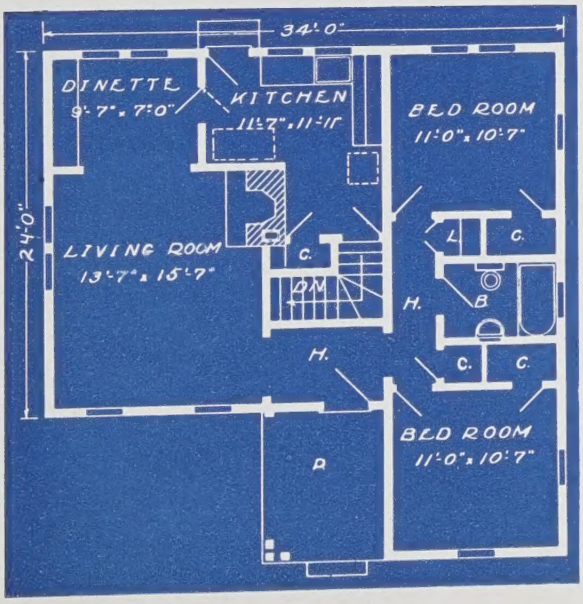
Topeka, Kansas

Printed in U. S. A.

Iva G. Lieurance
Designer





No. 37—A homey and inviting atmosphere is acquired in this lovely design by the use of vertical siding and the welcoming porch. An excellent plan with an unusual arrangement is shown for this design. There are five splendid rooms, bath and closets. A full basement is reached by the stairs from the kitchen.

Cubic Feet:

Basement	6,592
First Floor	7,408

Complete plans as shown or reversed, specifications, lumber and mill list . . . $12.50

Duplicate sets with original order . Per set, 5.00

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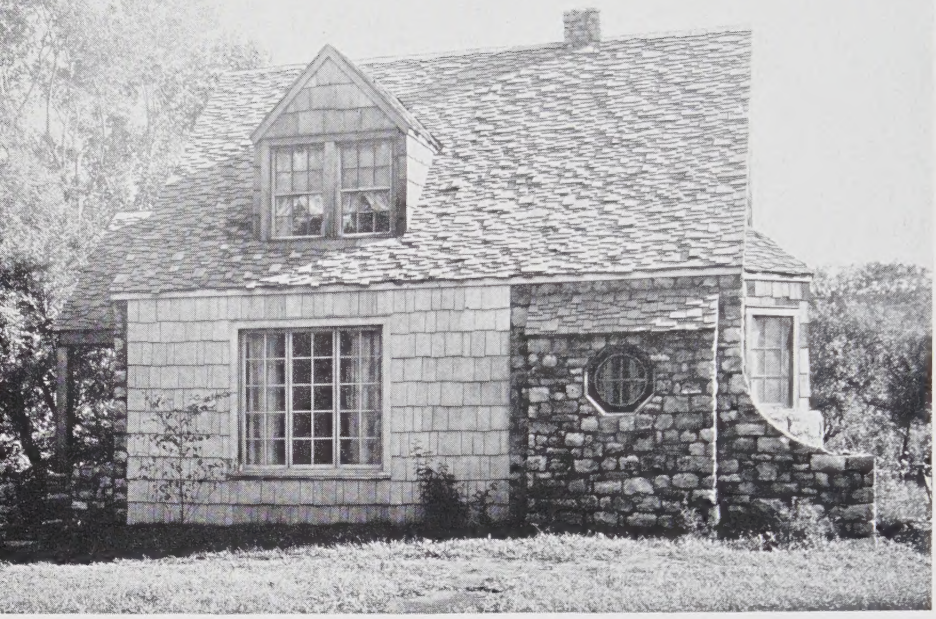

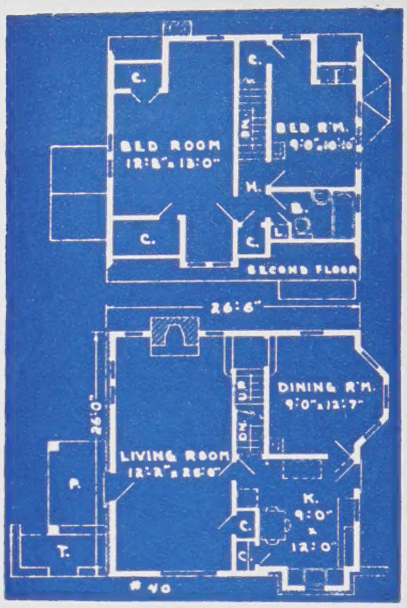

No. 40—This little cottage is quite unique and larger than you first realize. It has a very beautiful large living room with a studio window, dining room and kitchen on the first floor, and on the second floor are two excellent bed rooms, bath and closets. The exterior is so very attractive that either side or the front may face the street.

Cubic Feet: Basement . 4,522 First Floor . 5,425 Second Floor . 4,475
Complete plans as shown or reversed, specifications, lumber and mill list . $15.00
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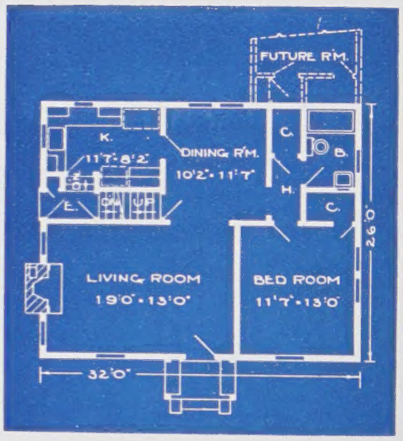

No. 46—A lovely little cottage of four rooms, very compact with an especially pleasant and convenient kitchen. An additional bed room may be added if desired, as indicated by dotted lines on the plan.

Cubic Feet:

First Floor 6,458
Attic 3,813
Complete plans as shown or reversed, specifications, lumber and mill list . $10.00
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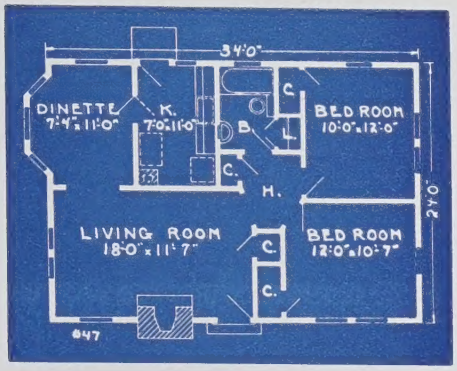

No. 47—This very attractive and homelike little five-room cottage is quite inexpensive to build. The plan is well arranged and the numerous windows insure light and airy rooms.

Cubic Feet: First Floor 6,453

Complete plans as shown or reversed, specifications, lumber and mill list $10.00
Duplicate sets with original order . . . . . Per set, 5.00

No. 51—"Home Sweet Home" can truly be said of this beautiful little shingled cottage. The plan shows five conveniently arranged rooms. The stairs going up from the hall make it possible to add a large room over the bed rooms, if desired. The design is quite simple and may be constructed economically.

Cubic Feet: Basement . . 7,042 First Floor . . . 8,592 Attic 4,300

Complete plans as shown or reversed, specifications, lumber and mill list $12.50
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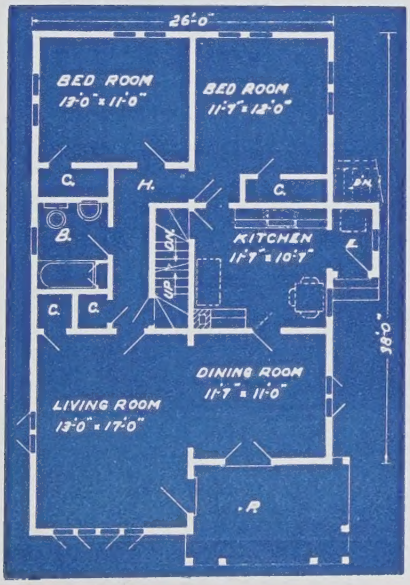
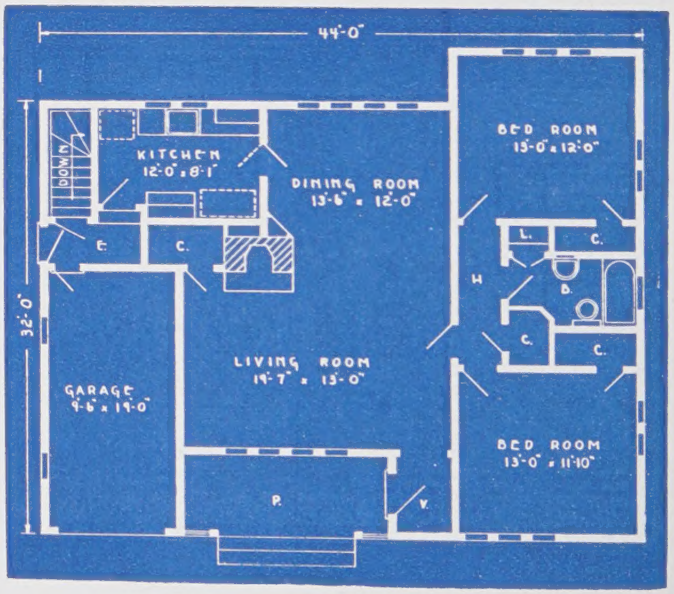


Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.

No. 65—A lovely little cottage with a hip roof and sided exterior. The very large combination dining room and living room is exceptionally attractive. All rooms are well arranged, well ventilated, and with the attached garage make an ideal home.

Cubic Feet:

Basement	8,160
First Floor	8,906
Garage	1,440



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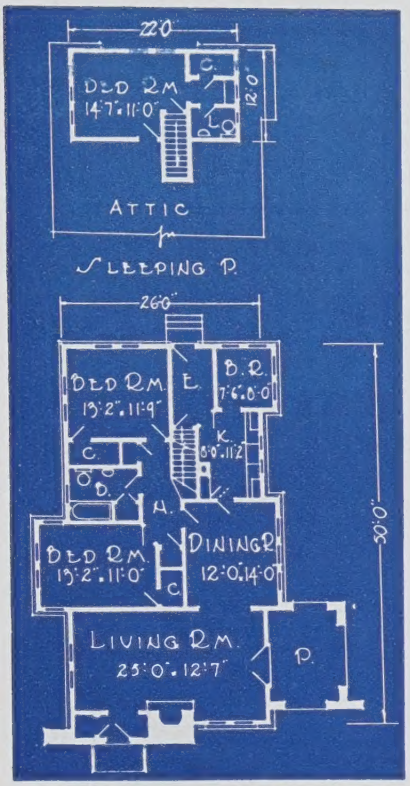

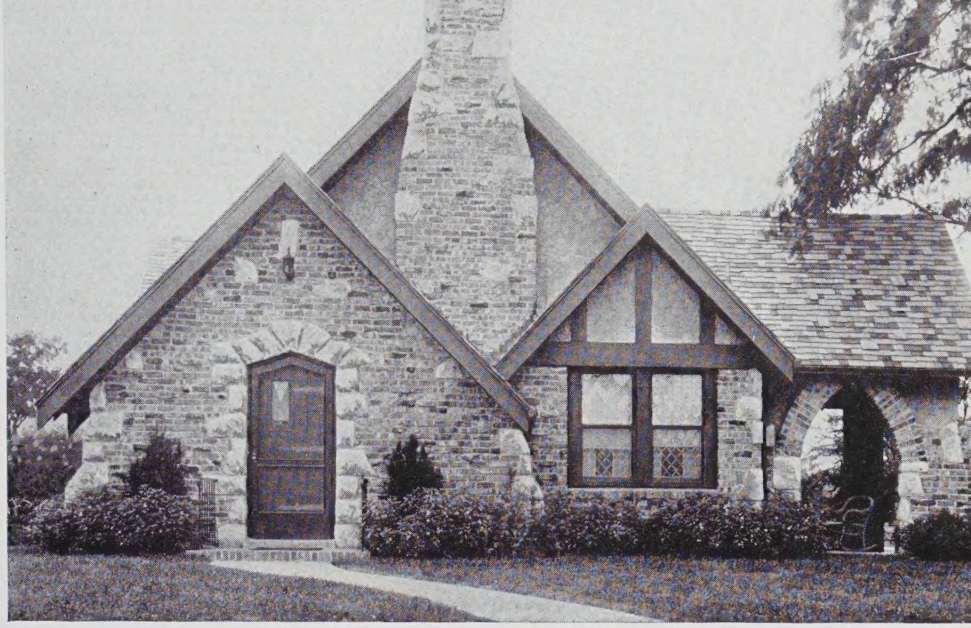

No. 90—This beautiful cottage of brick and stucco with rock trim is a very popular type. The arrangement of rooms is convenient and practical. There are five complete rooms, breakfast room, bath and closets on the first floor, and on the second floor is a large bed room, closet, two-piece bath and ample storage space.

Cubic Feet:	Basement .	9,067	First Floor . . .		10,835
	Second Floor	1,925	Attic		2,376

Complete plans as shown or reversed, specifications, lumber and mill list $15.00

Duplicate sets with original order . . . . . Per set, 5.00

No. 136—Size 36 feet by 28 feet. This is a particularly attractive design with English influence, having four very fine rooms, bath and kitchen on the first floor and two rooms and bath on the second floor. If a porch is desired, it may be added at the end of the living room.

Cubic Feet:	Basement . .	7,125	First Floor . .	8,808	Second Floor . . 5,133

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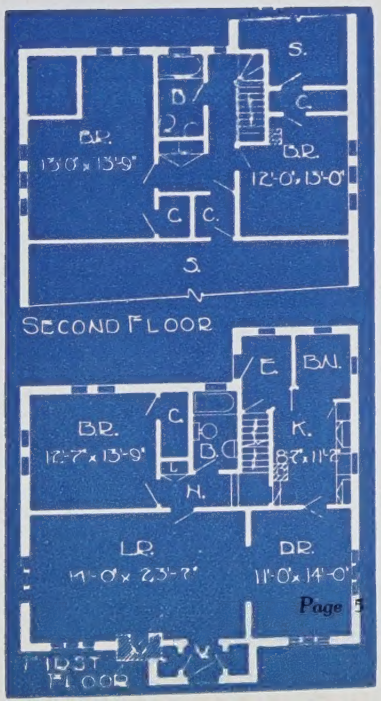

No. 137—The simplicity of the design, the soft tones of the brick, the square lines and the conveniently arranged floor plan make this a very practical and economical small house to build.

Cubic Feet:

Basement	7,680
First Floor	8,160
Attic	4,320
Garage	1,600

Complete plans as shown or reversed, specifications, lumber and mill list . . $12.50

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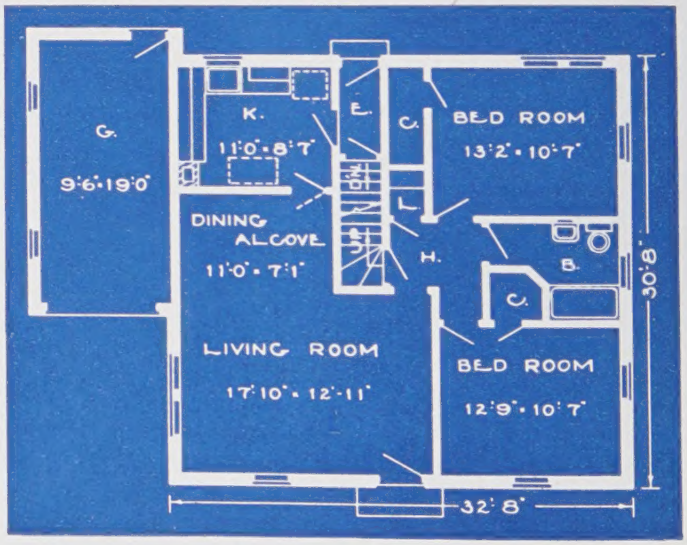

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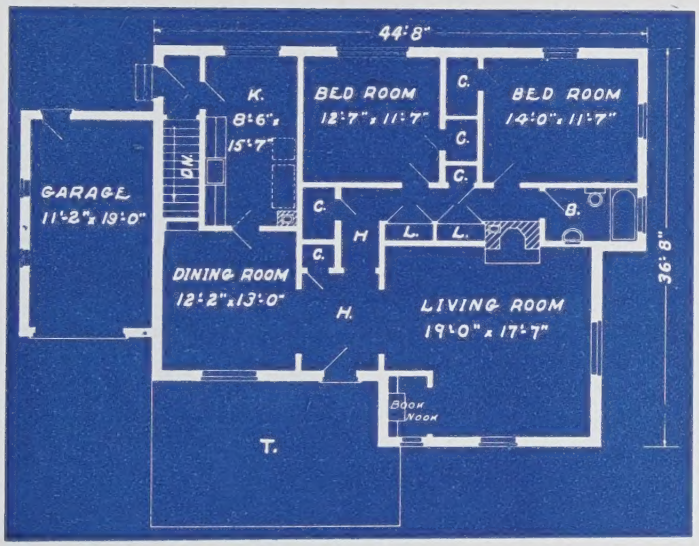

No. 158—A beautiful painted brick veneer design with a low rambling effect. An excellent arrangement of five lovely rooms, convenient bath, numerous closets and garage are shown on the floor plan. The complete plans show a full basement with a large recreation room.

Cubic Feet:

Basement	12,000
First Floor	15,750
Garage	1,800

Complete plans as shown or reversed, specifications, lumber and mill list $15.00

Duplicate sets with original order . . . . . Per set, 5.00

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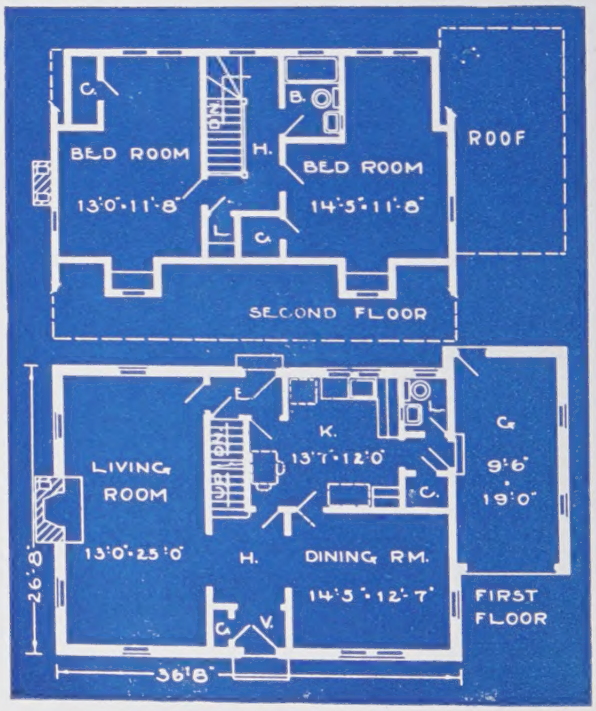
No. 160—We have a little low picket fence across the front, which together with the planting, makes a perfect setting for this lovely Cape Cod cottage. The plans show five lovely rooms and a conveniently attached garage. The garage may be built detached if desired.



Cubic Feet:

Basement	7,488
First Floor	7,906
Second Floor	3,472
Garage	1,600

Complete plans as shown or reversed, specifications, lumber and mill list $20.00

Duplicate sets with original order. Per set, 5.00

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No. 190—Size 36x36 feet. A small shingle home of five excellent rooms, bath and closets. A large attic is reached by the stairs going up from the dining room.

Cubic Feet: Basement . . 8,155 First Floor . . 11,120 Attic 4,446

Complete plans as shown or reversed, specifications, lumber and mill list $15.00
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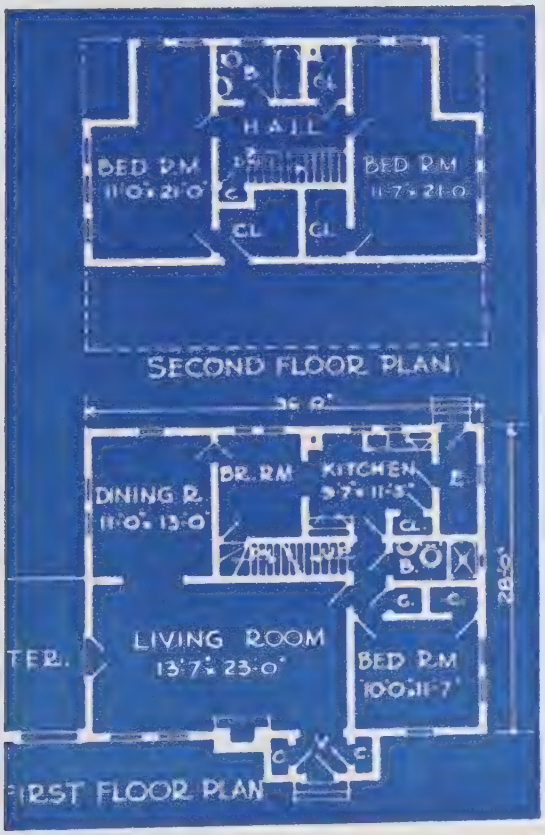

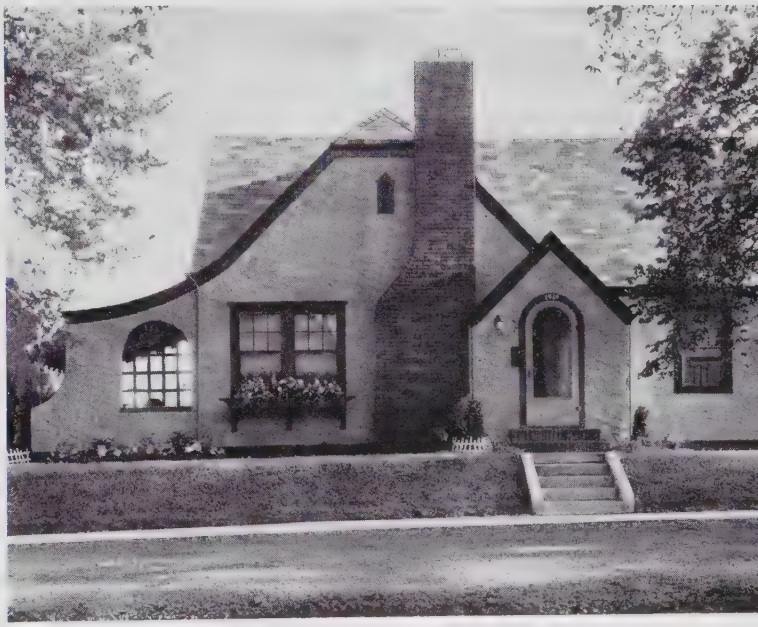

No. 285—This is a very popular type of design with English influence. This house is equally attractive built with shingle, siding or brick exterior. The plan is well arranged, having six fine rooms and two baths.

Cubic Feet: Basement . 7,277 First Floor . 8,318
Second Floor . 3,714

Complete plans as shown or reversed, specifications, lumber and mill list $17.50
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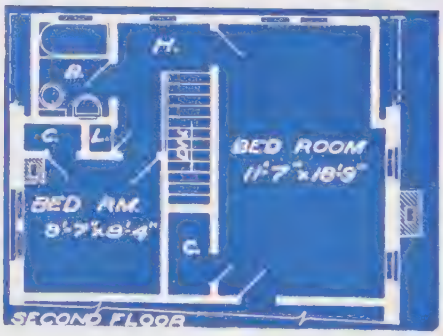
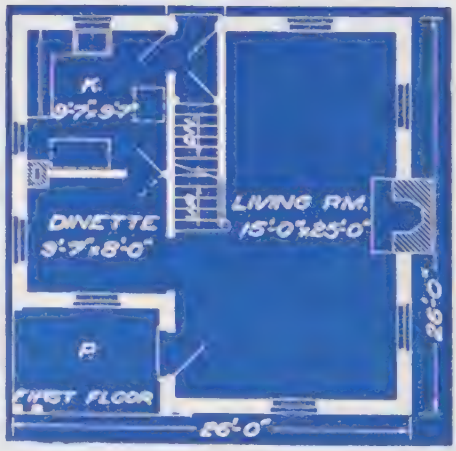
No. 330 — A beautiful little cottage of brick veneer. The first floor plan shows a very large living room, dinette and kitchen, and the second floor plan shows two excellent bed rooms, bath and closets.





Cubic Feet:

Basement .	4,160
First Floor .	4,625
Second Floor .	3,720

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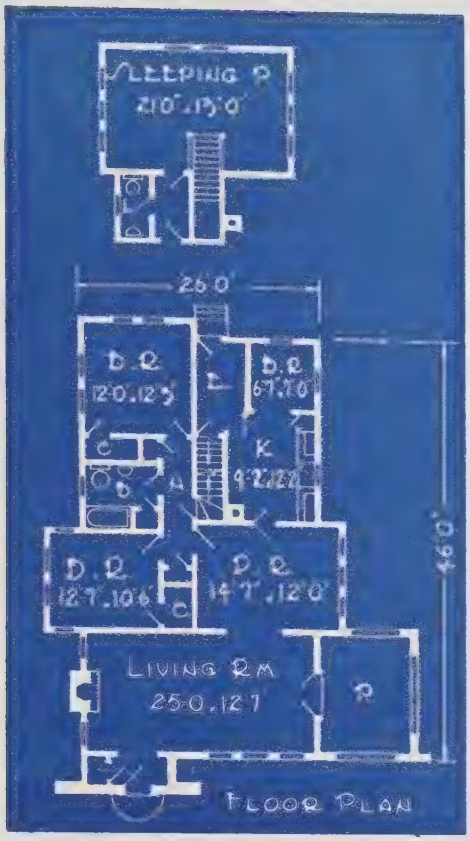

No. 385—This is a very popular type of design, both as to exterior and plan. There are five lovely rooms, a complete bath, closets and breakfast room on the first floor, and a large sleeping room with a two-piece bath on the second floor.

Cubic Feet:

Basement . . .	8,162	First Floor . .	10,442
Second Floor . .	3,083	Attic	4,955

Complete plans as shown or reversed, specifications, lumber and mill list $15.00

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No. 400—A simple little cottage, economical to build, yet very attractive and conveniently arranged. The complete plans show five rooms, bath and closets. A full basement is reached by the stairs from the entry.

Cubic Feet: Basement . . 7,296 First Floor . . 9,120 Attic 4,284

Complete plans as shown or reversed, specifications, lumber and mill list $12.50

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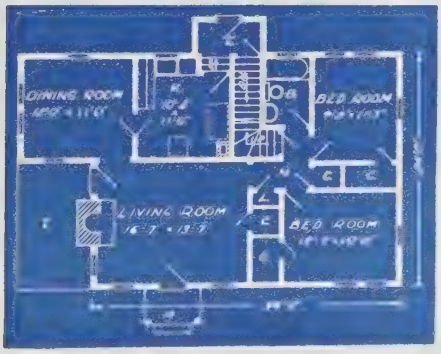

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No. 560—This lovely little cottage is made exceptionally attractive by the use of light colored brick with dark brick trim.

Cubic Feet:

Basement	7,972
First Floor	9,275
Attic	4,545

Complete plans as shown or reversed, specifications, lumber and mill list $12.50

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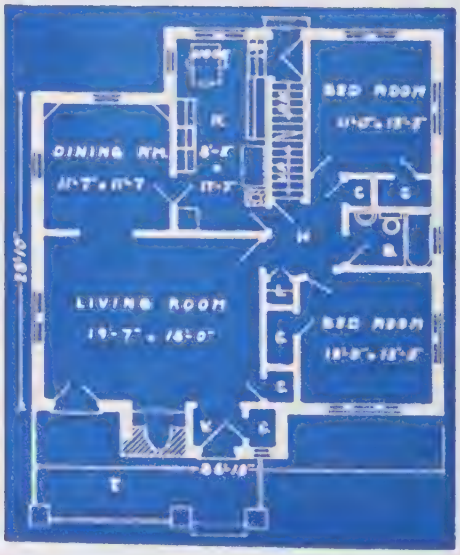

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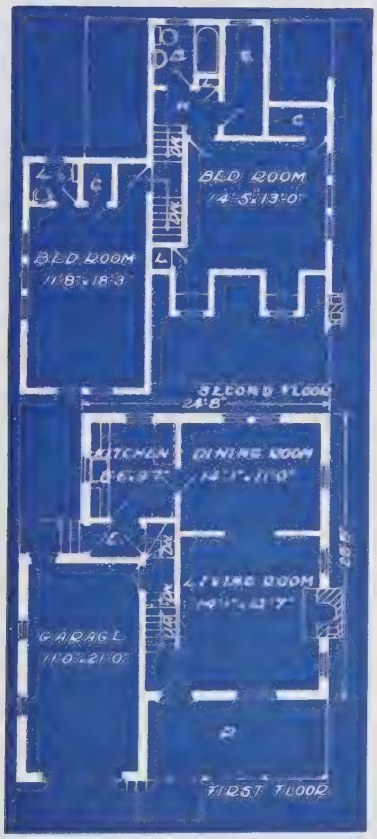

No. 760—This design is very unusual and attractive yet quite economical to build. A lovely living room with open stairs, large dining room, convenient kitchen and garage are shown on the first floor plan. A large bed room and half bath are over the garage and another large bed room and complete bath are on the second floor.

Cubic Feet:

Basement	4,688
First Floor	5,860
Second Floor	5,616
Garage	2,610

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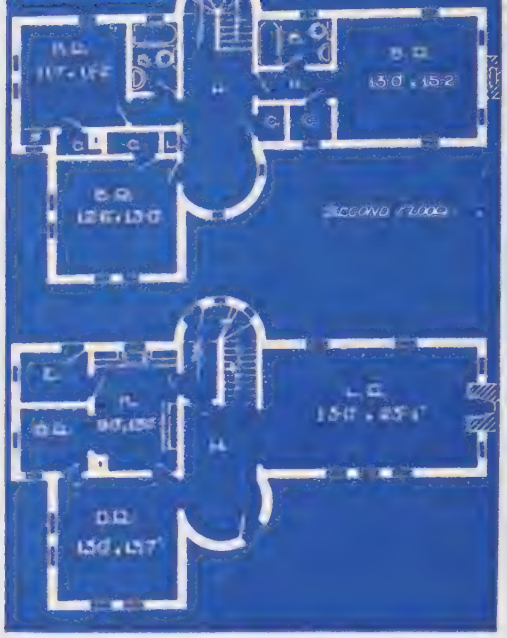


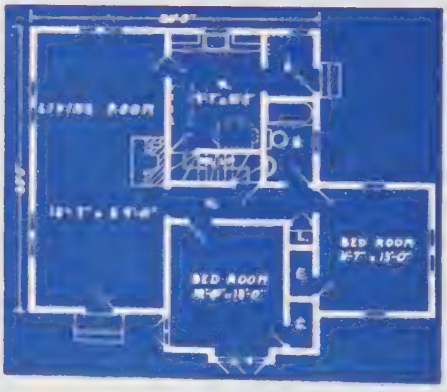
No. 770—Size 28 feet by 50 feet.

A stately vine covered home of Normandy influence, brought to date with all the modern conveniences. Six large rooms, breakfast room and excellent closet space are shown in this beautiful mellow old-world design.

Cubic Feet: Basement . . 5,730 First Floor . . . 7,383 Second Floor . . 7,383

Complete plans as shown or reversed, specifications, lumber and mill list $20.00

Duplicate sets with original order . . . . . Per set, 5.00



No. 871—The floor plan of this lovely little cottage shows a combination living room and dining room, a kitchen, two bed rooms, bath and closets. If the second bed room is not needed, it may be omitted when building and added later, if you wish.

Cubic Feet: Basement . . 7,372 First Floor . . . 8,708 Attic . . . 1,960

Complete plans as shown or reversed, specifications, lumber and mill list $12.50

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No. 887—This little Colonial cottage is very neat and attractive and quite economical to build. There are five complete, well arranged rooms, bath and closets shown on the plan. If a larger porch is desired, it may be added at the end of the living room.

Cubic Feet: Basement . .	7,840	First Floor . .	9,800	Attic	3,978

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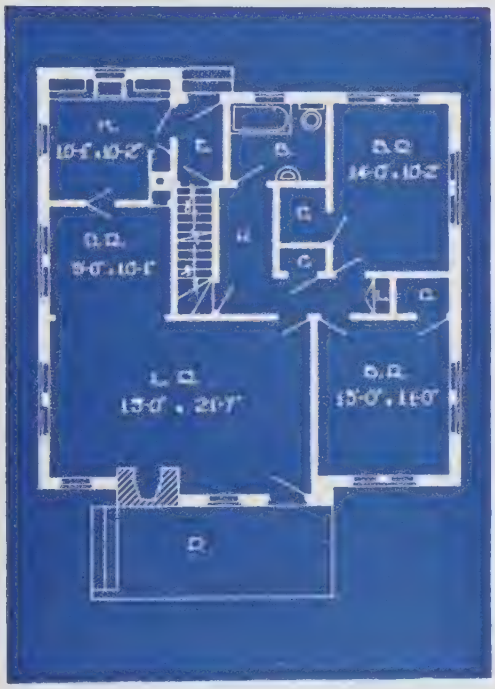


No. 909—Size 34 feet by 32 feet—This is a beautiful little brick cottage. The floor plan shows the popular large living room and small dining room. Two large bed rooms, bath, closets and kitchen complete an excellent plan. A large attic is reached by the stairs going up from the hall.

Cubic Feet: Basement . .	7,725	First Floor . .	8,858	Attic	6,081

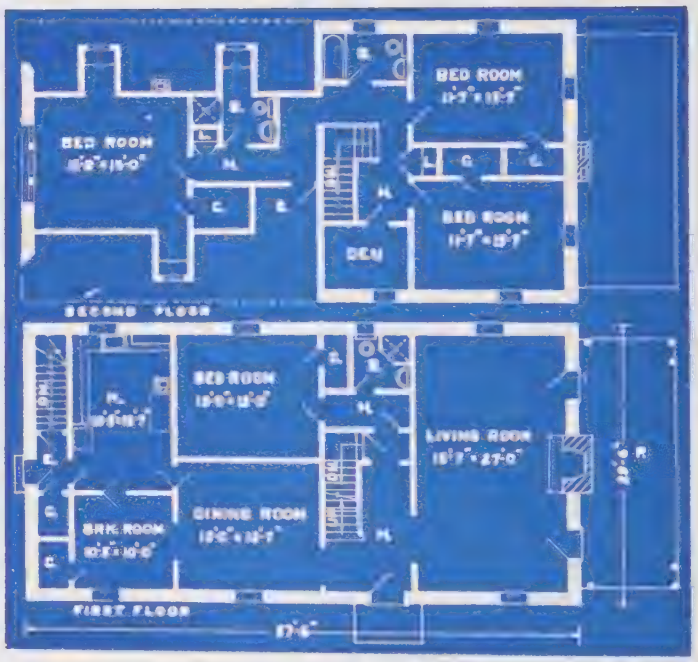
Complete plans as shown or reversed, specifications, lumber and mill list $12.50
Duplicate sets with original order . . . . . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.

No. 962—This is one of the most beautiful homes it is our pleasure to feature in this book. It has an air of permanence, restfulness and dignity. The floor plans show five rooms and bath on the first floor, and three large sleeping rooms, two baths, a den, large closets and storage space on the second floor.

Cubic Feet:

Basement	11,880
First Floor	12,375
Second Floor . . .	9,208



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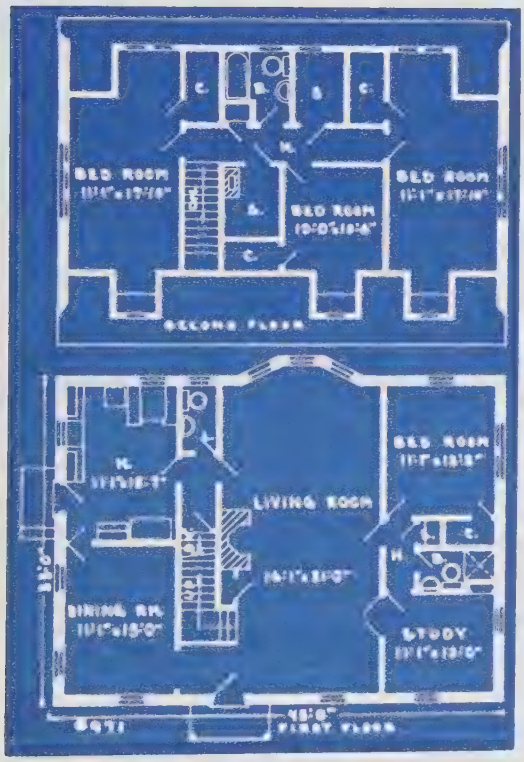
Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 971—This is one of our most beautiful rock designs. Homey and inviting as to exterior appearance and the interior is well arranged and comfortable. There are eight fine rooms, two bath rooms, lavatory, large closets and storage space shown on the plans.

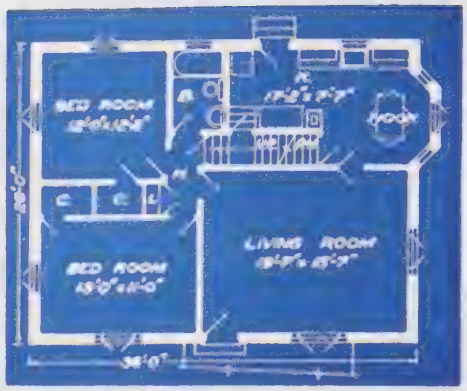
Cubic Feet:

Basement	10,132
First Floor	11,258
Second Floor	7,950

Complete plans as shown or reversed, specifications, lumber and mill list $20.00

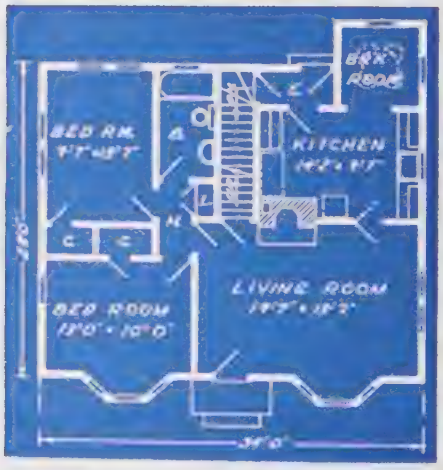
Duplicate sets with original order . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 980—An exceptionally attractive, though quite plain, little cottage of brick with rock trim. Four splendid rooms, bath and closets are shown in the floor plan. A very large attic is reached by the stairs from the hall and kitchen.

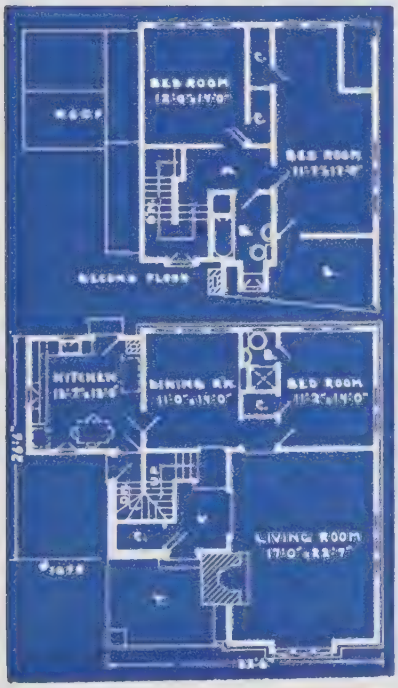
Cubic Feet: Basement . .	7,013	First Floor . .	7,958	Attic	4,298
Complete plans as shown or reversed, specifications, lumber and mill list					$10.00
Duplicate sets with original order				Per set,	5.00



No. 994—The beauty of this little cottage is enhanced by the two bay windows in front. Four lovely rooms, breakfast room, bath and closets make up the floor plan. A full basement is reached by the stairs going down from the entry.

Cubic Feet: Basement . .	6,848	First Floor . .	7,783	Attic	3,118
Complete plans as shown or reversed, specifications, lumber and mill list					$12.50
Duplicate sets with original order				Per set,	5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 1075—A particularly beautiful two-story cottage type of English influence. The first floor shows four very fine rooms, bath and closets, and the second floor contains two bed rooms, complete bath and closets. This design can well be adapted to any climate, warm or cold.

Cubic Feet:

Basement	9,158
First Floor	10,379
Second Floor	6,300

Complete plans as shown or reversed, specifications, lumber and mill list $20.00

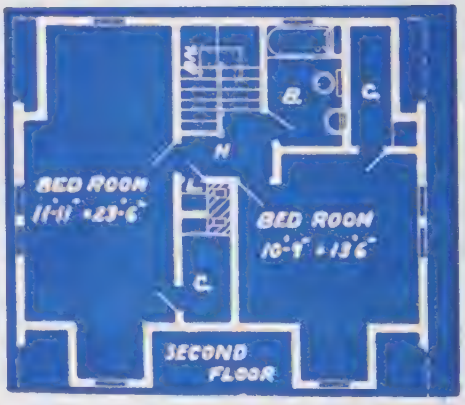
Duplicate sets with original order . . . Per set, 5.00

Secure complete plans from your dealer or
L. F. Garlinghouse Co., Topeka, Kansas.

No. 1120—An excellent example of the Cape Cod type of design. The very large living room with its beautiful staircase makes entertaining a joy. The floor plan shows five conveniently arranged rooms, bath and large closets.

Cubic Feet:

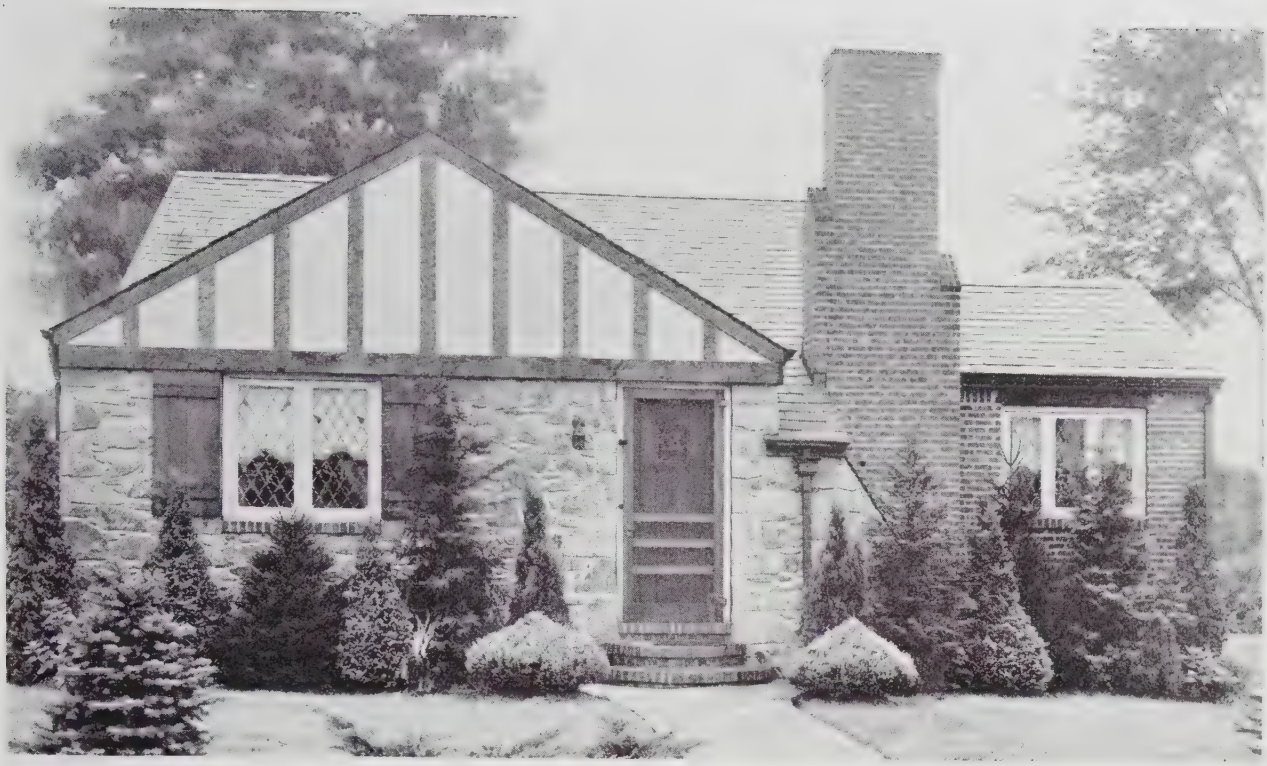
Basement	6,750
First Floor	8,008
Second Floor	6,217

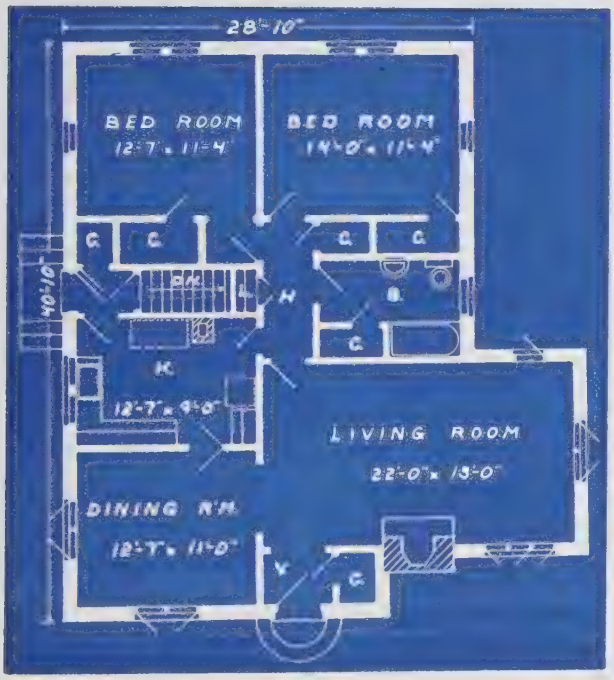


Complete plans as shown or reversed, specifications, lumber and mill list $17.50

Duplicate sets with original order . . . . . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.





No. 1260—This beautiful brick veneer cottage has a native stone exterior for the front wing. The gable is stucco, trimmed with half timbers. The floor plan shows a convenient arrangement of five large, well ventilated rooms, bath and closets.

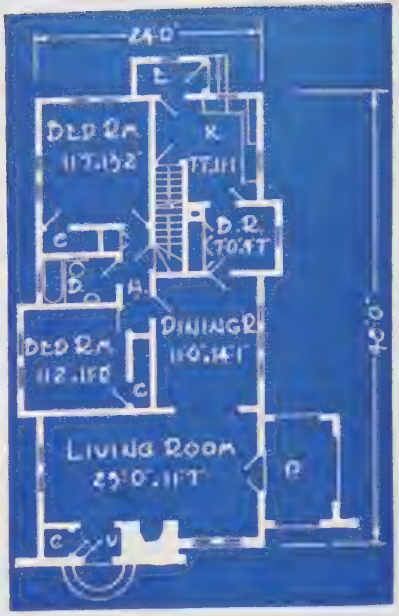
Cubic Feet:

Basement	8,295
First Floor	9,467

Complete plans as shown or reversed, specifications, lumber and mill list . . $12.50

Duplicate sets with original order. Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.

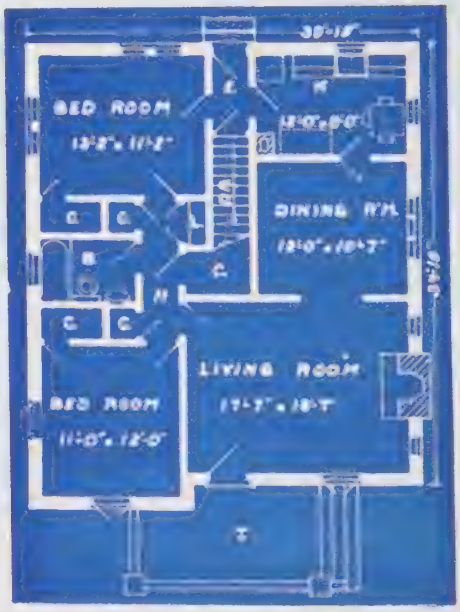


No. 1451—A beautiful cottage of stucco with brick and rock trim in front. This design would be equally as attractive if built entirely with brick exterior. Five well arranged rooms, breakfast room, bath and closets greet you as you enter the portals of this lovely cottage.

Cubic Feet: Basement . . 7,597 First Floor . . 9,742 Attic 8,349

Complete plans as shown or reversed, specifications, lumber and mill list $15.00

Duplicate sets with original order . . . . . Per set, 5.00



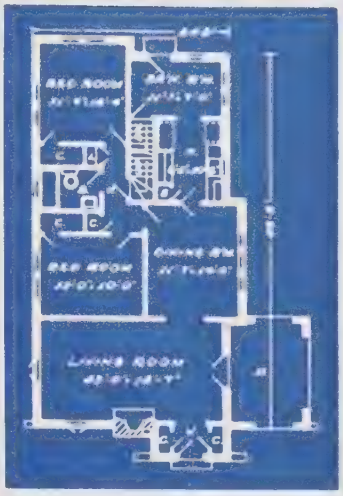
No. 1509—An exceptionally attractive small brick veneer cottage. The gables are shown stuccoed; however, siding or shingles will be quite as attractive, if preferred. The floor plan shows five very conveniently arranged rooms, bath and closets.

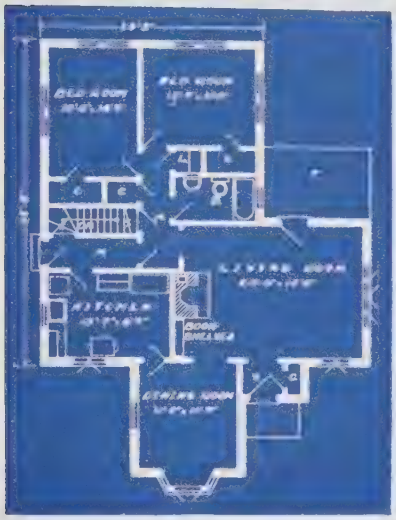
Cubic Feet: Basement . . . . 7,193 First Floor 8,158

Complete plans as shown or reversed, specifications, lumber and mill list $12.50

Duplicate sets with original order . . . . . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.





No. 1670—A very desirable plan of five large rooms with bath, closets and a combination breakfast and refrigerator room. There is a large attic that may be finished, if desired.

Cubic Feet: Basement . 9,077 First Floor . . . 12,260
Attic . . . 6,486

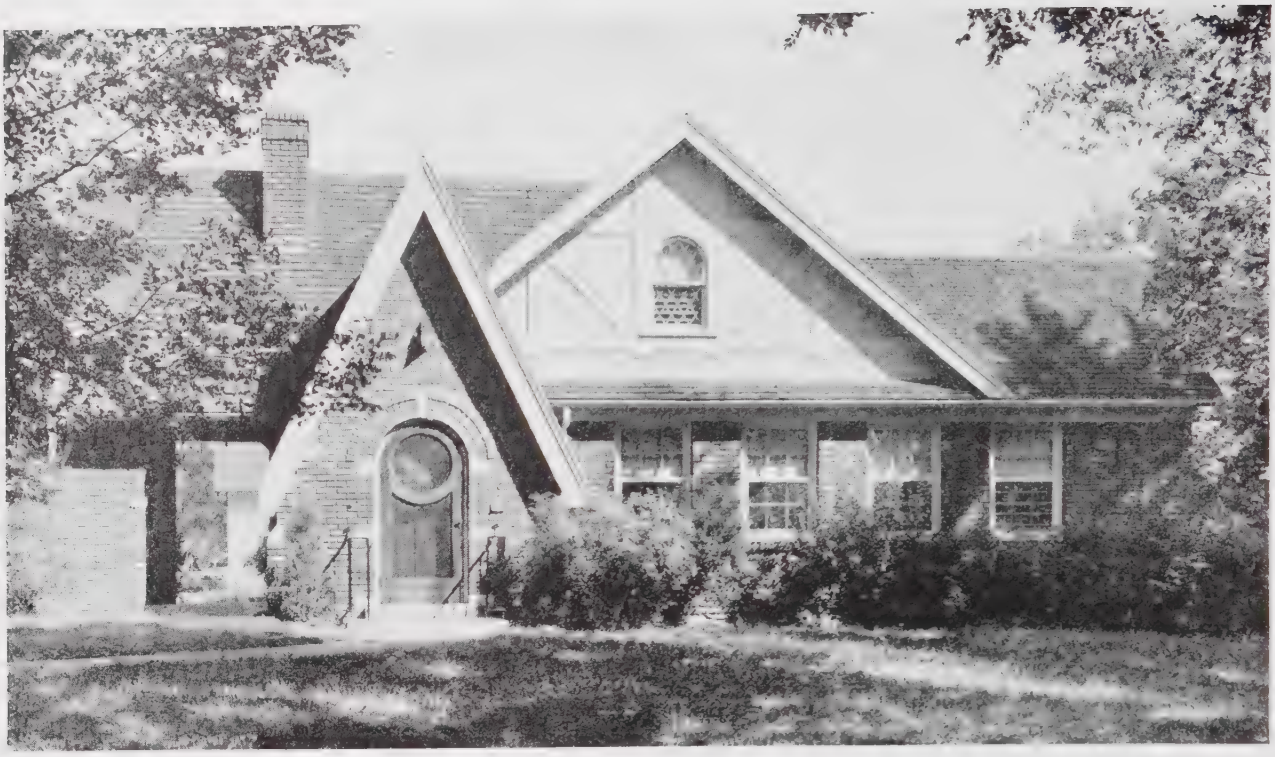
Complete plans as shown or reversed, specifications, lumber and mill list $15.00
Duplicate sets with original order . . . . Per set, 5.00

No. 1694—Another beautiful painted brick veneer cottage. A very fine plan arrangement shows five large rooms with the maximum of light and ventilation. This is indeed a home you will be proud to own.

Cubic Feet:

Basement 10,133
First Floor 12,480

Complete plans as shown or reversed, specifications, lumber and mill list $15.00
Duplicate sets with original order . . . . . Per set, 5.00



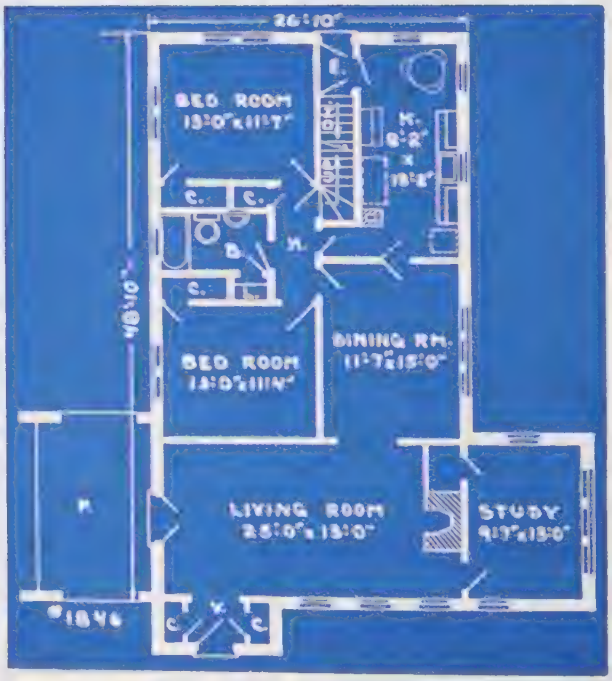
No. 1846—A very beautiful cottage that is really much smaller than it appears to be. There are six splendid rooms, bath, closets and breakfast nook on the first floor and the stairs from the hall lead to a large attic on the second floor.

Cubic Feet:

Basement	9,637
First Floor	11,175
Attic	9,526

Complete plans as shown or reversed, specifications, lumber and mill list $15.00

Duplicate sets with original order . . . . . Per set, 5.00



Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.

No. 1875—A lovely little cottage of five rooms. An excellent plan, economical to build and a very popular type of design. The very large attic may be finished if desired.

Cubic Feet:

Basement .	7,360
First Floor .	10,160
Attic . .	4,752

Complete plans as shown or reversed, specifications, lumber and mill list . . . $12.50

Duplicate sets with original order. Per set, 5.00

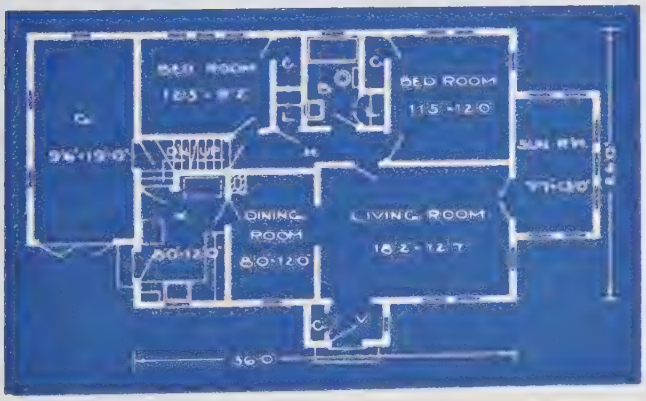
No. 1933—A beautiful little Colonial cottage with attached garage at one end and a sun room at the other. Five other rooms, bath and closets are shown on the floor plan. Attic and basement stairs are provided.

Cubic Feet:

Basement .	7,176	First Floor .	10,800
Attic . . .	3,510	Garage . .	1,800

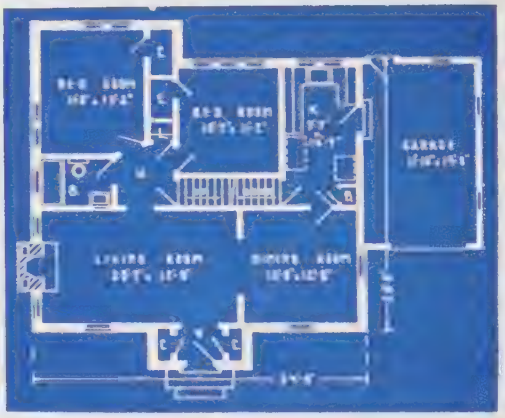
Complete plans as shown or reversed, specifications, lumber and mill list . . $12.50

Duplicate sets with original order. Per set, 5.00



Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.

No. 1942—Soft tones of brick are used for the veneer for this beautiful little house. The garage may be detached and in the rear if desired.



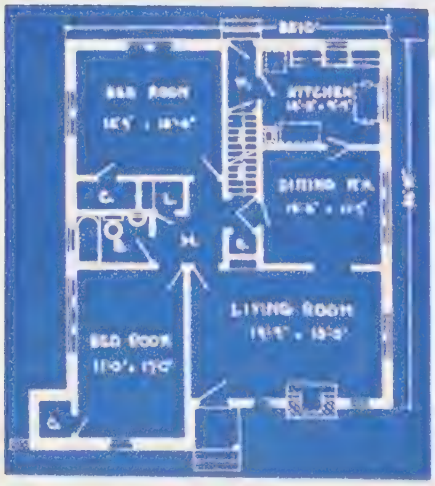
Cubic Feet:

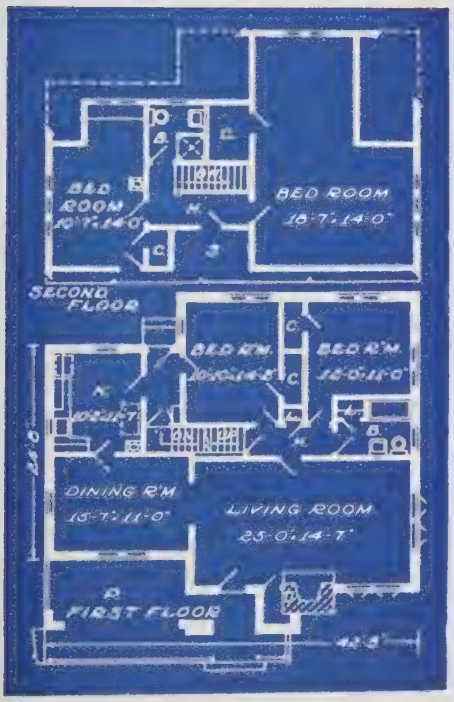
Basement . . .	9,944	First Floor . .	10,303
Attic	5,031	Garage . . .	2,000

Complete plans as shown or reversed, specifications, lumber and mill list $12.50
Duplicate sets with original order . . . . Per set, 5.00

No. 1945—A beautiful little cottage of painted brick with native stone trim in front and siding for the gables. The plan of this very attractive cottage consists of five complete rooms, bath and closets. The stairs going up from the hall lead to a large attic.

Cubic Feet: Basement . . 8,467 First Floor . . . 9,508 Attic 5,425
Complete plans as shown or reversed, specifications, lumber and mill list $15.00
Duplicate sets with original order . . . . . Per set, 5.00





No. 1957—A beautiful up-to-date brick veneer home with a front porch. Five large rooms on the first floor and two on the second floor. The second floor may be left unfinished when building and finished later if desired.

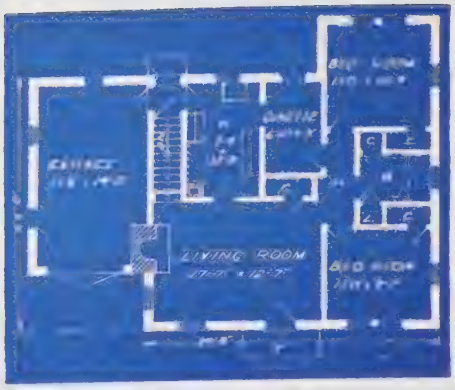
Cubic Feet:

Basement	10,352
First Floor	12,940
Second Floor	6,880

Complete plans as shown or reversed, specifications, lumber and mill list $15.00

Duplicate sets with original order . . Per set, 5.00

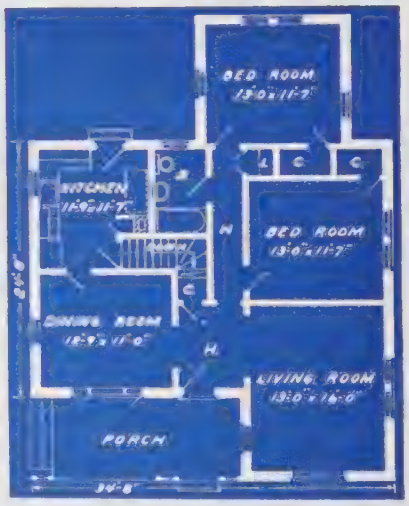
Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 1975—A lovely little brick veneer cottage with an attached garage. The floor plan is exceptionally convenient and shows four fine rooms, dinette, bath and closets.

Cubic Feet: Basement . . 7,104 First Floor . . 9,324 Garage . . 1,800

Complete plans as shown or reversed, specifications, lumber and mill list $12.50
Duplicate sets with original order . . . . . Per set, 5.00

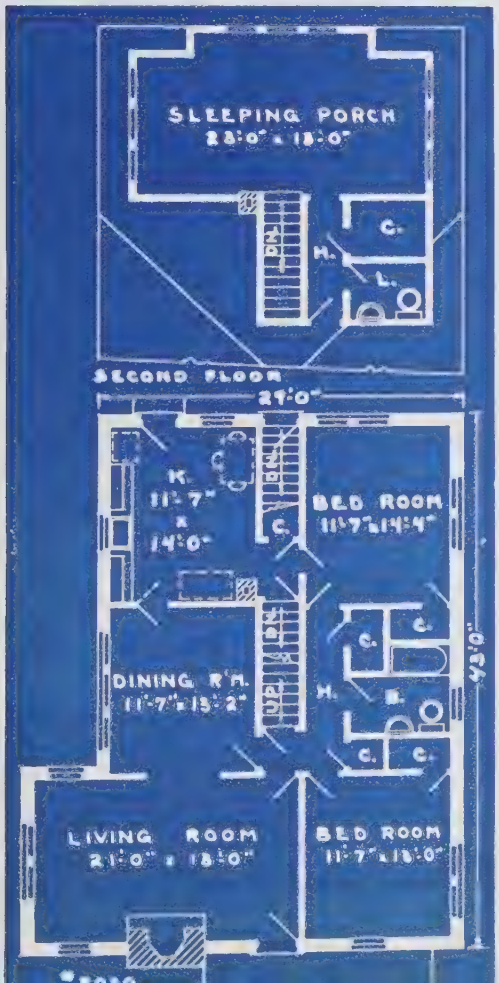


No. 2022—A lovely little Spanish type cottage with painted brick veneer exterior and tile roof. The plan shows five convenient rooms, bath and closets. If not needed, the rear bed room may be omitted and the closets placed between the living room and bed room, thus allowing window space in the rear for the bed room.

Cubic Feet: Basement . . . . . 7,496 First Floor 7,964

Complete plans as shown or reversed, specifications, lumber and mill list $12.50
Duplicate sets with original order . . . . . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 2030—This is an especially beautiful cottage shown in painted brick and native stone exterior. Five very fine rooms, bath and closets are shown on the first floor and on the second floor is a large sleeping porch, two-piece bath, closet and storage space.

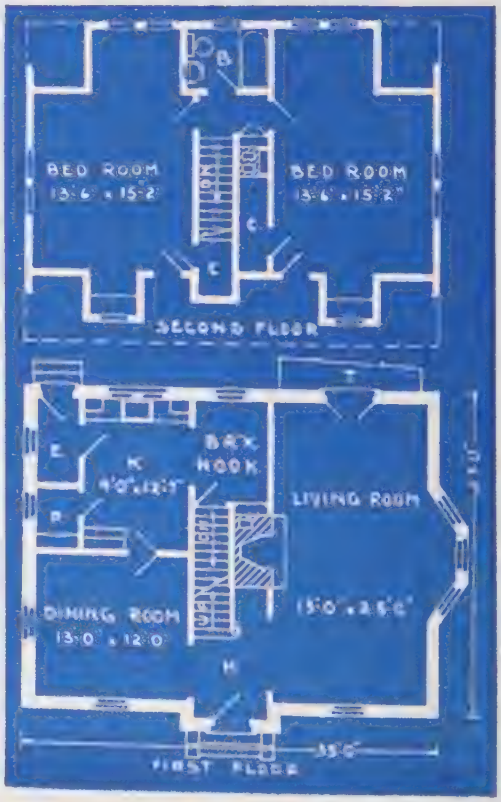
Cubic Feet:

Basement	8,557
First Floor	9,875
Second Floor	1,558
Attic	4,397

Complete plans as shown or reversed, specifications, lumber and mill list $15.00

Duplicate sets with original order . . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 2180—A lovely cottage type of design. The construction is frame with stone veneer for the first story and wide siding above. Five very fine large rooms, bath and closets make up a very convenient and economical floor plan.

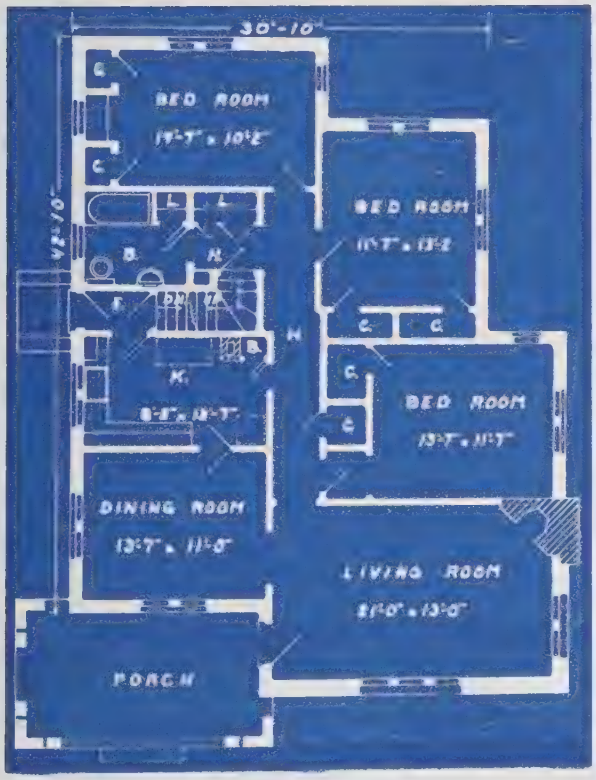
Cubic Feet:

Basement	7,984
First Floor	8,604
Second Floor	5,832

Complete plans as shown or reversed, specifications, lumber and mill list $17.50

Duplicate sets with original order . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 2214—One of our most attractive cottages with painted brick veneer exterior, trimmed with native stone. Six lovely, well ventilated and conveniently arranged rooms, bath and closets make up the floor plan. A large attic is reached by the stairs going up from the hall.

Cubic Feet:

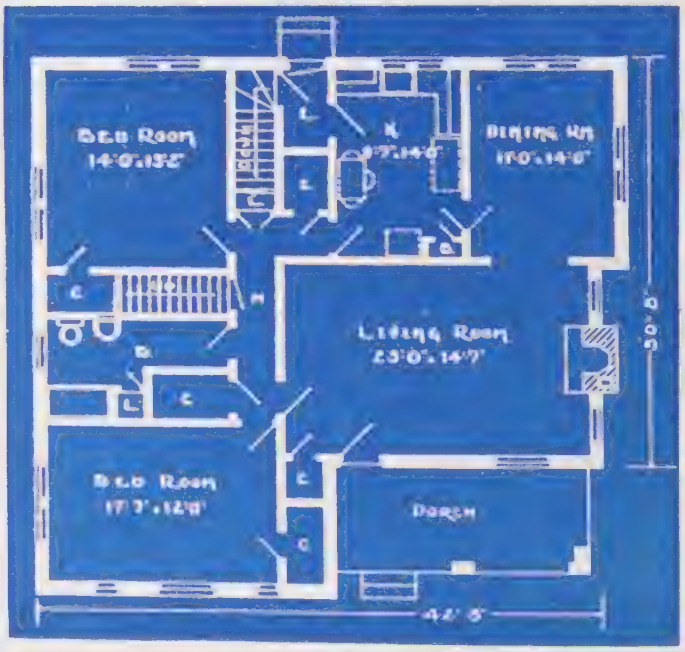
Basement	10,515
First Floor	12,183
Attic	6,579

Complete plans as shown or reversed, specifications, lumber and mill list . . $15.00

Duplicate sets with original order. Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.

No. 2258—The exterior of this lovely home is brick veneer with native stone in front. The port-hole windows are quite decorative. An excellent floor plan of five rooms, bath and closets is shown. A full basement is reached by the stairs from the entry, and the stairs from the hall lead to an attic for storage.



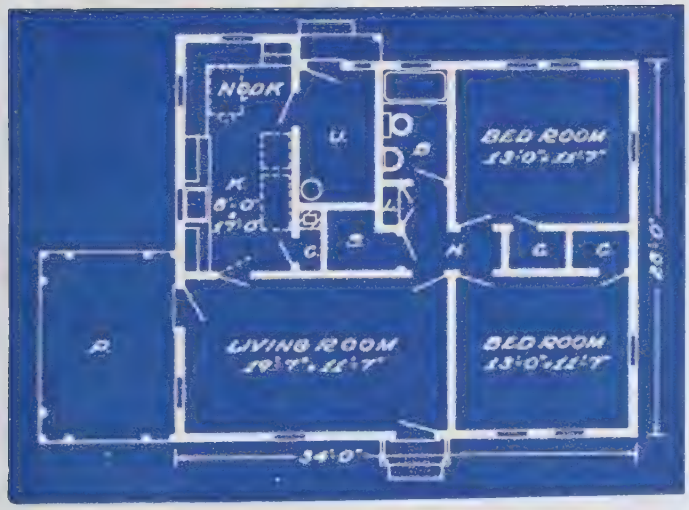
Cubic Feet:

Basement	12,680
First Floor	13,473
Attic	6,340

Complete plans as shown or reversed, specifications, lumber and mill list . $12.00

Duplicate sets with original order.
Per set 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 2296—Summer with all the glories of its cooling foliage enhances the beauty and simplicity of this cottage. The dining nook adds to the convenience of the interior. An economical house to build.

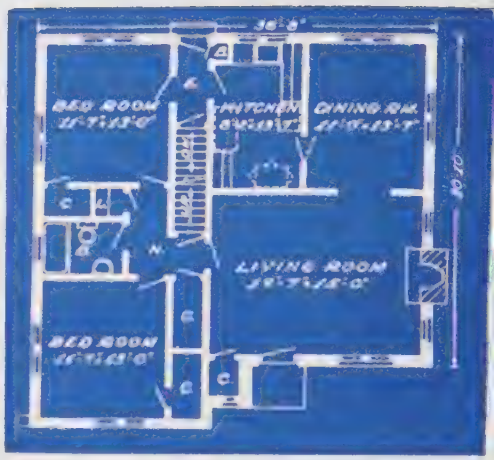
Cubic Feet:

First Floor 8,245

Complete plans as shown or reversed, specifications, lumber and mill list . $12.50

Duplicate sets with original order . . . . . Per set, 5.00

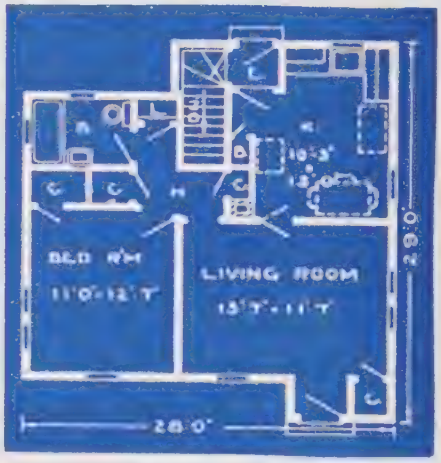
Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 2537—The exterior of this beautiful little cottage is brick veneer with stone across the front of the living room. An excellent arrangement of five lovely rooms is shown by the floor plans.

Complete plans as shown or reversed, specifications, lumber and mill lists $15.00

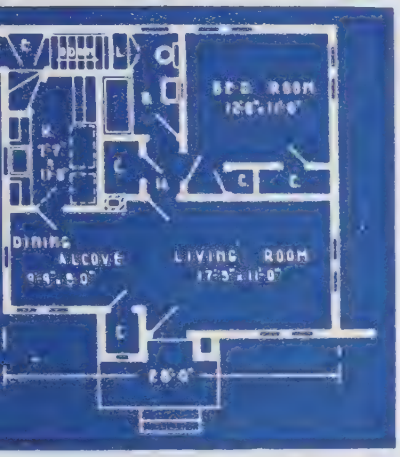
Duplicate sets with original order . . . . Per set, 5.00



No. 2571—Three lovely rooms, bath, closets and full basement are shown on the complete plans for this cottage.

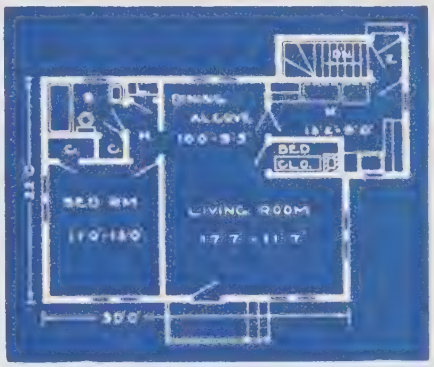
Complete plans as shown or reversed, specifications, lumber and mill list $10.00

Duplicate sets with original order . . . . Per set, 5.00



No. 2654—A beautiful little cottage of three rooms, but with the dining alcove and bed closet, it has the efficiency of five rooms.

Complete plans as shown or reversed, specifications, lumber and mill list . $10.00
Duplicate sets with original order . . Per set, $5.00



No. 2672—The large combination living and dining room make this cottage a particularly desirable design to build.

Complete plans as shown or reversed, specifications, lumber and mill list $10.00
Duplicate sets with original order . . . . Per set, 5.00

No. 3333—This design is exceptionally practical to build, although there are only 3 rooms shown, the roof is sufficiently high to allow 1 or 2 rooms to be finished on the second floor, if desired. The brick in front and the shutters help to make this one of our most attractive small cottages and with its simple lines, it may be easily and inexpensively constructed.

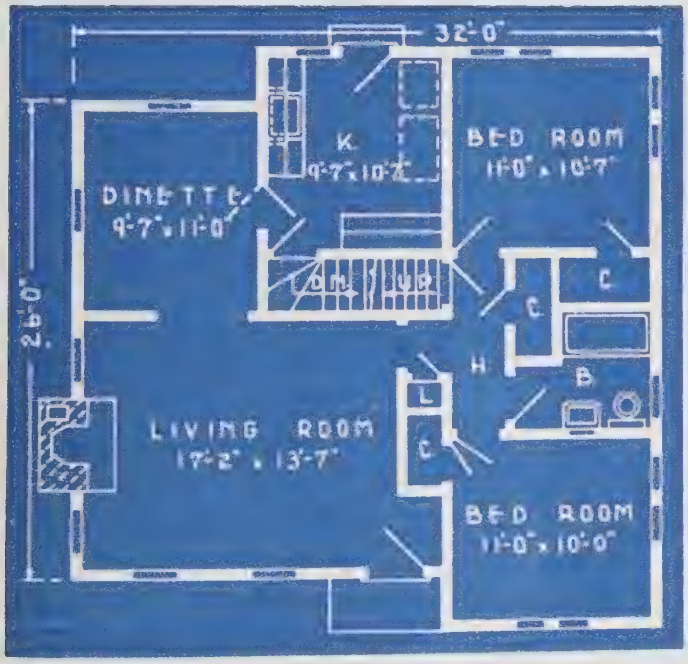
Cubic Feet:

Basement	5,824
First Floor	6,188
Attic	3,640

Complete plans as shown or reversed, specifications, lumber and mill list $12.50

Duplicate sets with original order . . . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.



No. 4613—This type of cottage is inexpensive and practical to build and is a very attractive homey design. The five rooms are conveniently planned.

Cubic Feet:

Basement	7,472
First Floor	7,939
Attic	4,670

Complete plans as shown or reversed, specifications, lumber and mill list $12.50

Duplicate sets with original order . . . . . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.

No. 4900—Even though your housing budget is small, you may still be able to afford this lovely, exceptionally compact and economical little house. Five excellent rooms, bath, closets and garage, all within a small square.

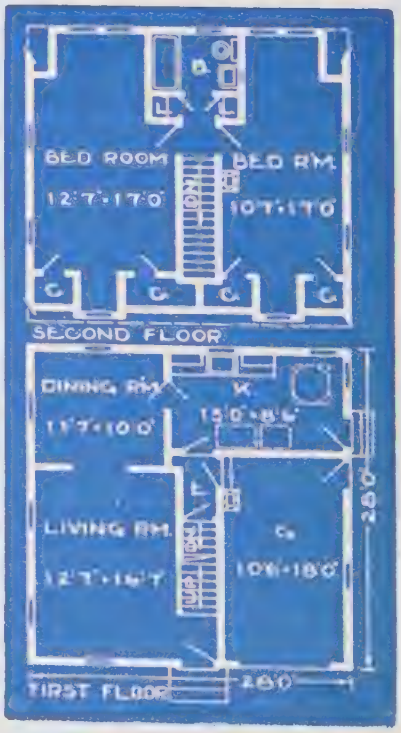
Cubic Feet:

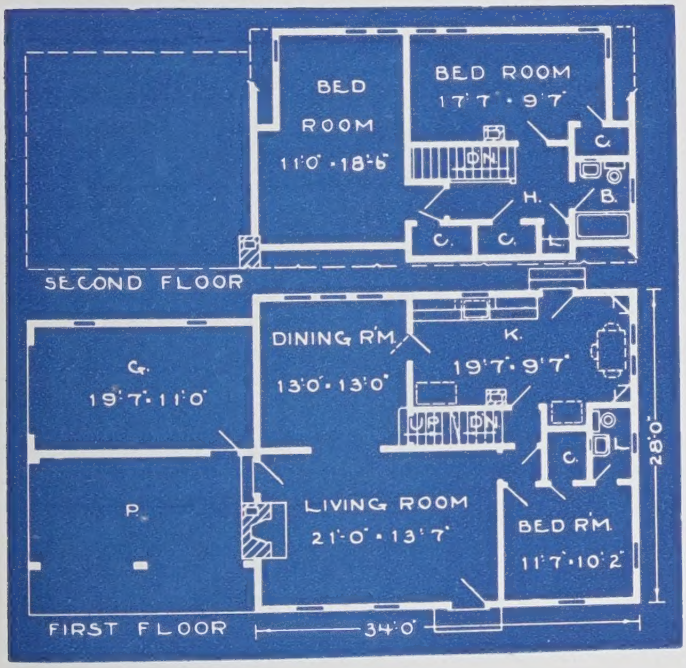
Basement	4,600
First Floor	4,888
Second Floor	6,272
Second floor includes over garage	
Garage	1,672

Complete plans as shown or reversed, specifications, lumber and mill list $17.50

Duplicate sets with original order . . . . Per set, 5.00

Secure complete plans from your dealer or L. F. Garlinghouse Company, Topeka, Kansas.





No. 5090—This lovely cottage type design shows a great deal of house for little expenditure. The bed room downstairs will make an excellent study or office, if desired. The garage and large porch may be omitted, if desired.

Cubic Feet:

Basement	7,616
First Floor	8,092
Second Floor . . .	5,440
Garage	1,920

Complete plans as shown or reversed, specifications, lumber and mill list $20.00

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No. 197—This beautiful Colonial type design has a gambrel roof with two small dormers in front. The very satisfactory plan shows four excellent rooms, two-piece bath and closets on the first floor and two fine large bed rooms, bath and closets on the second floor.

Cubic Feet:

Basement	6,045
First Floor	7,233
Second Floor	6,182

Complete plans as shown or reversed, specifications, lumber and mill list $20.00

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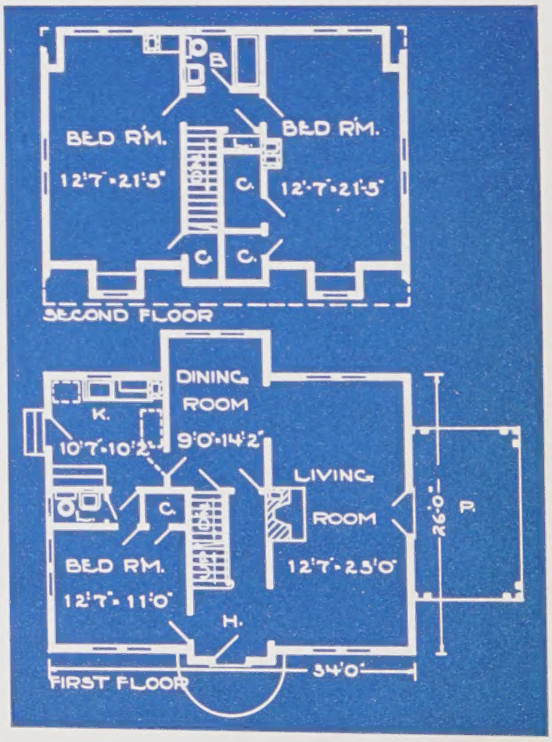

Answers To Your Questions About The FHA Plan of Home Ownership

1. **What is the FHA-Insured Mortgage Plan?**

   The Federal Housing Administration insures financial institutions against loss on approved mortgage loans.

2. **Does the Government Lend the Money?**

   No. FHA-insured loans are made by private financial institutions approved by the Federal Housing Administration.

3. **Who May Apply?**

   Any responsible person with a steady income, good credit, and a reasonable ability to repay the loan.

4. **To Whom Is Application Made?**

   To any bank, mortgage, finance or insurance company, savings and loan association, or other financial institution approved by the Federal Housing Administration.

5. **What Type of Property May Be Financed?**

   One-to-four family residences.

6. **What is the Largest Loan Insured?**

   $16,000. (As a rule, it is not advisable to build a home costing more than two or two-and-one-half times the buyer's annual income.)

7. **How Are Loans Repaid?**

   In monthly installments. Payments on FHA loans at 4½% interest (maximum in U. S.) exclusive of taxes and hazard insurance are:

Payment Time	Monthly Payment
25 years	$ 5.96 per $1,000
20 years	6.73 per 1,000
15 years	8.04 per 1,000
10 years	10.74 per 1,000

   Monthly payments on a $3,500 loan, for example, would be $28.14 (3½ times $8.04), exclusive of taxes and hazard insurance.

8. **What Does Each Monthly Payment Include?**

   A portion of the principal, interest (not more than 4½ per cent) and one-twelfth of the annual mortgage insurance premium (one-half of 1 per cent), taxes, fire and other hazard insurance premiums.

INSURED MORTGAGES UP TO $5,400.00

9. **When Must Application Be Made?**

   The application must be submitted and plans approved before construction is started.

10. **What Is the Down Payment?**

    The down payment (cash or lot, or both) may be as low as 10 per cent of the total appraised value in certain cases. For example: On a $5,000 home, the lender might advance up to 90 per cent. The down payment would be $500 and the mortgage loan $4,500.

11. **How Much Time Is Allowed for Repayment?**

    For mortgages of $5,400 or less, 25 years may be allowed.

12. **What is the Interest Charge?**

    Not over 4½ per cent, plus one-half of 1 per cent mortgage insurance premium on diminishing balances.

13. **Must the Borrower Live in the Home?**

    Yes. The small down payment (10 per cent) and the long term (up to 25 years) apply only to newly constructed, owner-occupied homes.

INSURED MORTGAGES UP TO $8,600

14. **What Is the Down Payment?**

    On homes owner-occupied and approved before construction is started, an adjustment may be made on the down payment—10 per cent of the first $6,000 and 20 per cent of the balance up to $10,000.

15. **How Much Time Is Allowed for Repayment?**

    Up to 20 years.

16. **What Is the Interest Charge?**

    Not more than 4½ per cent, plus one-half of 1 per cent mortgage insurance premium on diminishing balances.

INSURED MORTGAGES FROM $8,600 TO $16,000

17. **What Is the Down Payment?**

    The down payment (cash or lot or both) may be as low as 20 percent of the total appraised value in certain cases.

18. **How Much Time for Repayment?**

    Up to 20 years.

19. **What Is the Interest Charge?**

    Not more than 4½ per cent, plus one-half of 1 per cent mortgage insurance premium on diminishing balances.

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